

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Durango Mountain Area

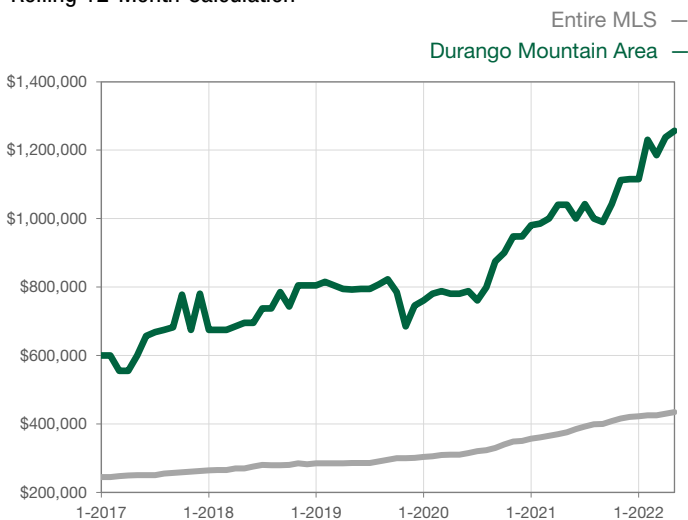
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	6	+ 100.0%	16	17	+ 6.3%
Sold Listings	6	2	- 66.7%	15	11	- 26.7%
Median Sales Price*	\$1,045,000	\$1,425,000	+ 36.4%	\$1,275,000	\$1,525,000	+ 19.6%
Average Sales Price*	\$1,133,992	\$1,425,000	+ 25.7%	\$1,265,363	\$1,933,273	+ 52.8%
Percent of List Price Received*	97.2%	101.6%	+ 4.5%	98.7%	100.7%	+ 2.0%
Days on Market Until Sale	95	38	- 60.0%	127	108	- 15.0%
Cumulative Days on Market Until Sale	167	51	- 69.5%	177	155	- 12.4%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	12	15	+ 25.0%	60	66	+ 10.0%
Sold Listings	8	6	- 25.0%	47	53	+ 12.8%
Median Sales Price*	\$458,000	\$365,000	- 20.3%	\$430,750	\$420,000	- 2.5%
Average Sales Price*	\$515,884	\$475,633	- 7.8%	\$447,341	\$560,690	+ 25.3%
Percent of List Price Received*	97.8%	99.5%	+ 1.7%	99.3%	99.6%	+ 0.3%
Days on Market Until Sale	182	103	- 43.4%	78	65	- 16.7%
Cumulative Days on Market Until Sale	180	103	- 42.8%	80	67	- 16.3%
Inventory of Homes for Sale	7	25	+ 257.1%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

